

General Purpose

To name items that are not specifically addressed and provide clarity to other items in Chapter 7 of the Housing Authority of the County of Kern Administrative Plan.

1. Hierarchy of Housing Quality Standard

Housing Quality Standards are determined by the following sources:

- 1) HUD –HQS Base Standard
- 2) State- Buildings/Electrical/Plumbing codes*
- 3) County- Buildings/Electrical/Plumbing codes*
- 4) City- Buildings/Electrical/Plumbing codes*

*HACK does not enforce buildings/electrical/plumbing codes violations unless such violations pose a health or safety risk.

2. Garbage Disposal

The garbage disposal must have a restraining clamp whenever possible to minimize electrical hazard and must be installed as originally designed.

3. Ground Fault Circuit Interrupter (GFCI)

Per [NEC Code 210.8(A)(6)]

GFCI is not required for a receptacle serving appliances such as dishwasher, refrigerator and Stoves.

Note: Per [406.3(D)(2)]

When an old unprotected receptacle is replaced you must now install a GFCI protective device.

4. Tank-less hot water heater

Minimum $\frac{3}{4}$ inch T&P drain to terminate “outside” of the building no closer than 6 inches or further than 24 inches from grade. T&P line must be looking downward with no threads on the end. Water heater located in the garage may terminate on the garage floor with the same distance requirements CPC505.6CPC 505.4, 508.5 & 608.5 and installed as originally designed.

5. Smoke Detectors

Per California Building Code [310.9.1.4]

Beginning Jan 01, 2016 all residential buildings must be equipped with a smoke alarm in each bedroom and other sleeping room. Those smoke alarms must be

approved by the State Fire marshal and must be installed in accordance with the manufacturer's instructions. Existing alarms need not to be replaced unless the alarm is inoperable. Unless prohibited by local law, battery-operated smoke alarms are acceptable. State law does require hard wired smoke alarms be installed in existing units when work is done to the unit that requires a permit and when the value of the work totals \$1,000 or more.

6. Broken windows

Cracks or breaks in windows that pose a cutting hazard will result in a 24 hour notice to remove the hazard and must be replaced within 30 days.

7. Owner supplied stove

(A) Oven knobs:

Oven knobs must be attached as originally installed with legible temperature degree's and clearly marked with both "on" and "off".